

**TOWN OF CHARLESTOWN
ZONING BOARD OF ADJUSTMENT
JULY 21, 2022**

Members Present: Andy Jellie (Chair); Terri Fisk (Vice Chair), Nancy Houghton, Bob Davis, and Matt Baran

Staff Present: Liz Emerson – Planning and Zoning Administrator

CALL TO ORDER: Andy Jellie called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS: February 17, 2022 & March 17, 2022

Terri Fisk moved to accept the Minutes of the ZBA meeting of February 17, 2022, as submitted. Bob Davis seconded. With four (4) members in favor and one (1) abstaining the Minutes were approved.

Bob Davis moved to accept the Minutes of the ZBA meeting of March 17, 2022, as submitted. Matt Baran seconded. With three (3) members in favor and two (2) abstaining the Minutes were approved.

NEW BUSINESS/PUBLIC HEARINGS

Case #22-02: Paul Beaudry (Owner) Dave Edkins (Agent): request a Variance from the terms of Section 8.5.8.2 of the Zoning Ordinance to permit building a single-family dwelling. The property is identified as Map 105 Lot 016 and is located across from 182 Ceda Rd. in the Industrial/Business (F-1) Zoning District.

Dave Edkins explained that the request for variance is for a property which wraps around the rest area on Route 12. The lot is nine (9) acres, but due to setbacks it is a difficult piece to build on. It is not suitable for industrial or business development due to its odd shape and the fact that water and sewer are not available to it. The owner has a contractor that is interested in opening a business on the site. The contractor would also like to construct a residence on the site, which is not allowed in the F-1 Zoning District. There is a deeded access to the lot. The owner will need to work with the State to create an access point acceptable to State standards. The driveway will need to be approved by State DOT. It was noted that an industrial business on the site, an allowed use, would have a greater impact on the access point to the site, than the proposed residential use. The owner is willing to keep the vegetated buffer area on the site, which will help with screening.

In terms of the hardship criteria, Mr. Edkins stated that the site is not suitable for a substantial industrial or business use. The proposed contractor business for the site is only a small business. It would not be practical to create a larger business on the site.

Andy Jellie asked what would make a larger business not practical for the site. Mr. Edkins stated that there are no water or sewer utilities running to the site. On-site systems could be created for a residential use.

Ms. Emerson explained that the proposal is for a contractor storage yard. No customers will enter/exit the site. This will be for storage of equipment in the proposed 40'x60' building, with a residence above.

Mr. Edkins stated that the potential owner would like to have the option to create a separate residence building from the storage building, if possible. He noted that the property has been for sale for a long time.

Bob Davis moved to accept the variance request as presented. Terri Fisk seconded. With five (5) members in favor the Motion was approved.

ADJOURNMENT:

Terri Fisk moved to adjourn the meeting. Bob Davis seconded. With five (5) members in favor, the meeting was adjourned at 6:21pm.

Respectfully submitted,
Kristan Patenaude, Recording Secretary

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the next ZBA meeting.)